

TIF PROJECT SCORECARD

UI LABS

1333 North Hickory

The Developer will lease approximately 94,470 square feet of space at the facility located at 1333 North Hickory, the former Republic Windows and Doors location, on Goose Island. The space will be the headquarters of UI LABS, a Chicago-based not for profit research and commercialization collaborative. The facility will be connected to a network of manufacturing research sites across the country and will apply cutting edge mobile, cloud, and high performance computing technologies to today's manufacturing industry. UI LABS received a \$70,000,000 grant from the US Department of Defense.

Type of Project: Industrial

Developer: UI LABS

Total Project Cost: \$16,500,000

Timeline for Completion: February 2015

TIF Funding Request: \$10,000,000

Project Status: CDC 06/10/2014

TIF District: Goose Island

RETURN ON INVESTMENT BENCHMARKS

- | | |
|---|--|
| <p><input type="checkbox"/> Advances Goal of Economic Development Plan YES or NO
 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Leading advanced manufacturing hub</p> <p><input type="checkbox"/> Advances Goal of TIF District YES or NO
 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Hub for industrial and manufacturing uses</p> <p><input type="checkbox"/> Addresses Community Need YES or NO
 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> | <p><input type="checkbox"/> Jobs Created/Retained
 Jobs Created
 Permanent Jobs: 20
 Construction Jobs: 50</p> <p><input type="checkbox"/> Affordable Housing Units Created/Preserved
 NA</p> <p><input type="checkbox"/> Return on Investment to City
 NA</p> |
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FINANCIAL BENCHMARKS

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| <p><input type="checkbox"/> Other Funds Leveraged by \$1 of TIF
 \$1.65</p> <p><input type="checkbox"/> Types of Other Funding Leveraged YES or NO
 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>DCEO Funds: \$6,500,000</p> | <p><input type="checkbox"/> Financing Structure The City to provide up to \$1,000,000 in TIF (\$2,000,000 from the Goose Island TIF District, and \$8,000,000 ported from North Branch - South TIF District).</p> |
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RDA TERMS

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| <p><input type="checkbox"/> Payment Schedule:
 Construction draws, frequency to be determined</p> <p><input type="checkbox"/> Taxpayer Protection Provisions YES or NO
 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>NA</p> | <p><input type="checkbox"/> Monitoring Term of Agreement:
 10 year Operating Covenant. iod per Monitoring and Compliance</p> |
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OTHER CONSIDERATIONS

